108.0	0002	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	855,200 / 855,200
					USE VALUE:	855,200 / 855,200
					ASSESSED:	855,200 / 855,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
406		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TARANTO WAYNE P & BRIAN W TRS
Owner 2:	TARANTO FAMILY TRUST
Owner 3:	
Street 1:	406 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TARANTO ANGELA M -
Owner 2:	-
Street 1:	406 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,914 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Wood Shingle Exterior and 2439 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10914.000	331,100	900	523,200	855,200
Total Card	0.251	331,100	900	523,200	855,200
Total Parcel	0.251	331,100	900	523,200	855,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.66 | /Parcel: 350.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 69115
GIS Ref:
GIS Ref:
Insp Date: 10/04/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,100	900	10,914.	523,200	855,200	855,200	Year End Roll	12/18/2019
2019	101	FV	318,900	1000	10,914.	523,200	843,100	843,100	Year End Roll	1/3/2019
2018	101	FV	318,900	1000	10,914.	448,500	768,400	768,400	Year End Roll	12/20/2017
2017	101	FV	318,900	1000	10,914.	418,600	738,500	738,500	Year End Roll	1/3/2017
2016	101	FV	318,900	1000	10,914.	358,800	678,700	678,700	Year End	1/4/2016
2015	101	FV	267,000	1000	10,914.	321,400	589,400	589,400	Year End Roll	12/11/2014
2014	101	FV	267,000	1000	10,914.	297,500	565,500	565,500	Year End Roll	12/16/2013
2013	101	FV	267,000	1000	10,914.	283,600	551,600	551,600		12/13/2012

!8490!

PRINT

Date	Time
12/10/20	23:03:46

LAST REV

Date	Time
02/05/19	12:37:13

ekelly

USER DEFINED

Prior Id # 1:	69115
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8490

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TARANTO ANGELA	1390-8		9/14/2010	Convenience	100	No	No		
TARANTO WALTER	1131-30		8/11/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	MEAS&NOTICE	BS	Barbara S
2/17/2009	Meas/Inspect	372	PATRIOT
11/29/1999	Inspected	267	PATRIOT
10/27/1999	Measured	256	PATRIOT
7/25/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10914		Sq. Ft.	Site		0	70.	0.68	4									523,196						523,200	

Total AC/HA: 0.25055 | Total SF/SM: 10914 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 523,196 | Spl Credit | Total: 523,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.29102564
Const Adj.:	1.00191569
Adj $ / SQ:	122.882
Other Features:	107025
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	449832
Depreciation:	118756
Depreciated Total:	331076

COMMENTS

BK; 652 PG; 187 22 223317 643-0601.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

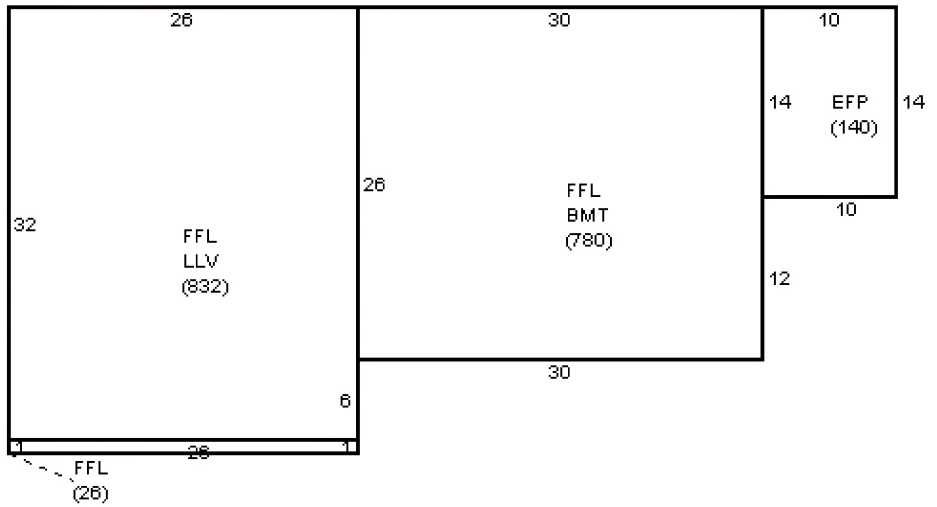
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	135.17
Special Features:	0	Val/Su Net:	97.67
Final Total:	331100	Val/Su SzAd	202.14

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,638	122.880	201,281
LLV	Lower Level	832	71.890	59,809
BMT	Basement	780	43.940	34,275
EFP	Enclos Porch	140	46.760	6,547

Net Sketched Area:	3,390			Total:	301,912
Size Ad	1638	Gross Are	3390	FinArea	2439

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	F	
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 108.0-0002-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	30	A	FR	1985	47.92	T	34	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900